



SCHROEDER SUBDIVISION

Alaska Department of Environmental Conservation • Division of Spill Prevention and Response

Site Description

The property at 12512 Old Glenn Highway (Lot 1, Schroeder S/D) was most recently known as Sanden Fuel Company. Lot 1 is located at the corner of Old Glenn Highway and Schroeder Drive on the Northeast end of Eagle River Alaska. The property is zoned B3 and consists of an acre lot with commercial building, former gas station facilities, and fenced storage yard. Lots 2, 3 and 4, Schroeder S/D, are adjacent to Lot 1 and currently developed for multi-unit residential use. There have been multiple property owners since 1987, including the Municipality of Anchorage (through foreclosure). There are currently two tenants that occupy the site, Cascade Environmental and a small espresso stand. The espresso stand reportedly utilizes bottled water for their operation, while the commercial on-site building is connected to an on-site water well.

Threats and Contaminants

- Groundwater beneath Lot 4, adjacent and north of Lot 1 (the site), has been impacted by gasoline and diesel range organic contamination above ADEC cleanup levels listed in 18 AAC 75.345.
- Current site status identified 15 to 20 drums of unknown petroleum substance(s) and a solid waste debris pile within 15 feet of the on-site drinking water well.

Public Health and Environmental Concerns

- There is a drinking water well located on-site with a screened interval set at approximately 40 feet below the ground surface (bgs). Recent sample results of the tap water did not detect any contamination.
- There is a floor drain system associated with the building with no evidence that it is connected to a public wastewater system. Based on current and past use of the building,

the subsurface discharge of contaminants may have occurred and should be investigated.

Response Actions

- Polarconsult Alaska, Inc. prepared a Phase I Site Assessment Report on November 11, 1991 for Alaska Industrial Development and Export Authority. They concluded that the property has potential environmental liability related to its past use as a fuel distribution facility; the existence of underground storage tanks; the presence of barrels, batteries and floor drains; and observed fuel stains.
- Mr. Hillborn, owner of Statewide Petroleum Services, coordinated the removal of ten storage tanks between November 1 and November 12, 1999. Shannon & Wilson was retained to provide environmental consulting services.
- All associated pipe material was removed during tank removal. However, a portion of the site beneath the espresso stand has not been investigated and is suspected to be the location of a former fuel dispensing island.
- A soil test pit was excavated in the vicinity of the "old loading rack" area to a depth of approximately 17 feet. Soil samples were collected for laboratory analysis but the results have not yet been received. Based on field-screen readings collected during the excavation, petroleum contamination is suspected. Groundwater was not encountered during test pit excavation.
- A soil boring was drilled through the old loading rack test pit and a soil sample identified elevated levels of diesel range organics at 5,030 mg/kg. Groundwater was encountered at 32 feet and a monitoring well was installed with a screened interval from 26 to 36 feet. A groundwater sample from this

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monitoring well is scheduled to be collected in early December 1999.

- Confirmation soil samples from the underground storage tanks excavations were collected to fulfill the requirements of 18 AAC 78.090. Sample results have not yet been submitted.

Current Status

- Shannon & Wilson is expected to submit a report to ADEC in mid-January 2000 with the results of the site investigation. It is expected to contain analytical results from soil and groundwater samples and provide a description of the site activities conducted during the removal of the former on-site storage tanks.